003.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	969,700	/	969,700
USE VALUE:	969,700	/	969,700
ASSESSED:	969,700	/	969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHANDI KAMYAR
Owner 2:	MILEVSKAJA ANA
Owner 3:	
Street 1:	205 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	STEWART KAREN A/TRS & -
Owner 2:	BLAND IRENE MELANIE/TRS -
Street 1:	PO BOX 134
Twn/City:	EASTHAM
St/Prov:	MA Cntry:
Postal:	02642

NARRATIVE DESCRIPTION

This parcel contains 4,912 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2464 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4912.000	511,500	4,300	453,900	969,700
Total Card	0.113	511,500	4,300	453,900	969,700
Total Parcel	0.113	511,500	4,300	453,900	969,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.55 | /Parcel: 393.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	2240
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!223!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,700	4300	4,912.	453,900	969,900	969,900	Year End Roll	12/18/2019
2019	104	FV	381,600	4300	4,912.	482,300	868,200	868,200	Year End Roll	1/3/2019
2018	104	FV	381,600	4300	4,912.	351,800	737,700	737,700	Year End Roll	12/20/2017
2017	104	FV	315,400	5100	4,912.	306,400	626,900	626,900	Year End Roll	1/3/2017
2016	104	FV	315,400	5100	4,912.	261,000	581,500	581,500	Year End	1/4/2016
2015	104	FV	280,900	5100	4,912.	255,300	541,300	541,300	Year End Roll	12/11/2014
2014	104	FV	280,900	5100	4,912.	209,900	495,900	495,900	Year End Roll	12/16/2013
2013	104	FV	292,300	5100	4,912.	199,700	497,100	497,100		12/13/2012

PRINT

Date	Time
12/10/20	16:04:14

LAST REV

Date	Time
10/23/19	08:04:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART KAREN A	72097-536	1	1/7/2019		1,050,000	No	No		
STEWART KAREN A	58743-305		3/23/2012	Convenience	99	No	No		
SPANEAS KAY	24594-97		6/3/1994		1	No	No		Kay Spaneas dod 08/21/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	499	New Wind	6,250	C				
1/31/2019	151	Inter Fi	18,825	C				
1/31/2019	152	Inter Fi	19,825	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2019	Mail Update	MM	Mary M
8/31/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
11/8/2000	Hearing Chag	264	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent	256	PATRIOT
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4912		Sq. Ft.	Site		0	80.	1.16	1									453,888						453,900	

Total AC/HA:	0.11276	Total SF/SM:	4912	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	453,888	Spl Credit		Total:	453,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07613635
Const Adj.:	0.98490196
Adj $ / SQ:	180.181
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628319
Depreciation:	116867
Depreciated Total:	511451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

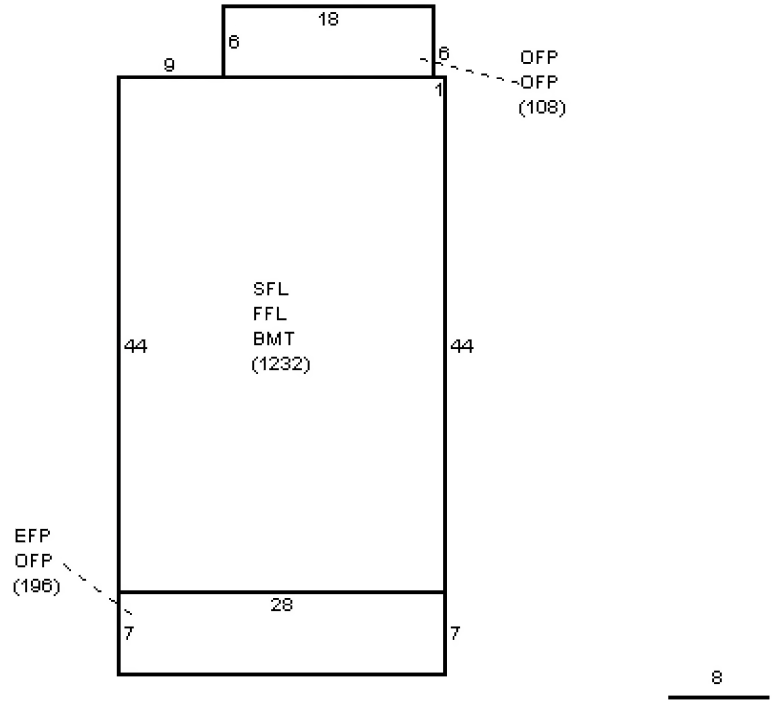
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	54.050	66,595
FFL	First Floor	1,232	180.180	221,983
SFL	Second Floor	1,232	180.180	221,983
OFP	Open Porch	412	20.200	8,320
EFP	Enclos Porch	196	40.490	7,937
	Net Sketched Area:	4,304	Total:	526,818
Size Ad	2464	Gross Are	4304	FinArea 2464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.18
Special Features:	0	Val/Su Net:	118.84
Final Total:	511500	Val/Su SzAd	207.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1923	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300